

**Village of South Blooming Grove
Community Design Review Committee**

Recommendation:

Date: March 13, 2023

Project: 1 Treza Lane

Description: Applicant proposes a 17-lot subdivision in the RB District that will be accessed via Treza Lane off Duellk Avenue. The revised layout includes a cul-de-sac and a stub with a “T” shaped turn-around at the end. There is also a proposed 20 feet wide emergency access easement between Lot No.’s 11 and 12 that connects to Sleepy Hollow Road.

Recommendation: This revised layout is far superior to the sketch earlier submitted. It is recommended this project be approved subject to the following conditions:

1. That the emergency access be paved (12 feet in width), gated and limited to egress only.
2. That the 15 feet setbacks along the emergency access, for Lot No.’s 11 and 12, start from the edge of the access and not the centerline.
3. That the width of the “T” turnaround be reduced from 20 feet to 15 feet (with appropriate turning radii to accommodate emergency and maintenance vehicles) to enable lot line adjustments that may be necessary.
4. That a small park/playground area be added, perhaps in the unused open space across the street from Lot No.’s 12 and 13.
5. That approved street names be added to the new streets.
6. That a SWPPP and other items determined necessary by the Village Engineer be addressed to the Village Engineer’s satisfaction.